



**ISLAND COUNTY
HEARING EXAMINER
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The Island County Hearing Examiner 2015 Annual Report

This report is a summary of the Island County Hearing Examiner Hearings held during the year 2015. It is being prepared for distribution prior to the Annual Meeting between the Island County Commissioners, the Island County Planning Commission, and the Island County Hearing Examiner, scheduled for March 17, 2016, at 9:00 A.M.

This information and copies of the Decisions are also available on the Planning and Community Development Department website under Hearing Examiner.

Only three public hearings were held by the Hearing Examiner in the year 2015.

The first was a hearing on a Site Plan Review Application, SPR 159/15. This was a review of a proposal to construct a 1,920 square-foot welding shop, and to operate the shop as a home industry on a Rural zoned parcel. The permit was approved, subject to Conditions of Approval, in a Decision issued by the Hearing Examiner on September 15, 2015.

The second hearing was also a Site Plan Review, SPR 174/15. This Application again sought approval of location of a home industry blacksmith shop in the Rural zone.

This Application was approved, subject to 25 Conditions of Approval, in a Decision issued by the Hearing Examiner on November 24, 2015.

The final public hearing held by the Hearing Examiner in 2015 was on a Preliminary Long Plat Application, PLP 232/15. This Application sought subdivision approval for the creation of five single-family lots of 5-acres or larger in size on a 28.9 acre parcel located in the Rural zone. Preliminary Long Subdivision Approval was granted, subject to 21 Conditions of Approval, in a Decision issued by the Hearing Examiner on December 9, 2015.

There were public comments on all three applications. Members of the public, concerned about or opposed to the Applications, testified at two of the three hearings.

There were no public hearings scheduled before the Hearing Examiner between July 2014 and September 2015. To date, there have been no Hearing Examiner Hearings in 2016. Three matters are scheduled for hearing on April 15, 2016.

The Hearing Examiner worked with the Planning Director, members of the Planning Department, and a Staff Attorney from the Island County Prosecuting Attorney's Office in the months of July through December 2015. The work included phone conferences and meetings to identify and propose changes in the Island County Code that could be handled through a "code scrub," and identifying other areas of the Code that were felt to need work, but which would require policy decisions and, therefore, the involvement of the Commissioners and the Planning Commission.

Michael Bobbink
Island County Hearing Examiner
March 1, 2016